

Experience by State

Arizona
 California
 Colorado
 Connecticut
 Delaware
 Florida
 Georgia
 Idaho
 Illinois
 Indiana
 Iowa
 Kansas
 Kentucky
 Louisiana
 Maryland
 Massachusetts
 Minnesota
 Missouri
 Montana
 Nebraska
 Nevada
 New Jersey
 New Mexico
 North Carolina
 Ohio
 Oklahoma
 Pennsylvania
 South Carolina
 South Dakota
 Tennessee
 Texas
 Virginia
 Washington
 West Virginia
 Wisconsin
 Wyoming

Introduction

The Consultant Team assembled for the McComb City Comprehensive Plan includes a deliberate association with Neel-Schaffer, a high-profile engineering firm with a local presence in McComb City. As a result, Neel-Schaffer is highly familiar with and understands local planning, utilities, and transportation-related infrastructure issues in the community, which is based on both current and previous engagements with the City.

KKC's Related Experience

The firm's principals have written and managed complete comprehensive plans for communities of all sizes and in all geographic regions. They have also created various components of comprehensive plans including strengths, weaknesses, opportunities, and threats analyses (SWOT), demographic and socioeconomic analyses, long-range transportation plans, land use and development impact studies, community character analyses and plans, annexation management plans, infrastructure analyses and growth management plans, parks and recreation plans, and various other related elements. The following list represents the communities for which the firm has developed comprehensive master plans.

Aberdeen, South Dakota	Grundy Center, Iowa	Plainfield, Illinois
Altus, Oklahoma	Harlingen, Texas	Plainview, Texas
Alvin, Texas	Hobbs, New Mexico	Plymouth, California
Amarillo, Texas	Huntsville, Texas	Polk County, Iowa
Annapolis, Maryland	Independence, Iowa	Ponca City, Oklahoma
Angleton, Texas	Indian Creek, Illinois	Port Lavaca, Texas
Arvada, Colorado	Jackson & Teton County, Wyoming	Provincetown, Massachusetts
Bannockburn, Illinois	Jesup, Iowa	Queen Anne's County, Maryland
Bastrop, Texas	Kerrville, Texas	Richmond, Illinois
Baytown, Texas	Killeen, Texas	Richmond, Texas
Beaman, Iowa	Kingsville, Texas	Saipan, Northern Mariana Islands
Bellaire, Texas	La Porte, Texas	San Angelo, Texas
Belleville, Illinois	Lake Villa, Illinois	Savannah & Chatham County, Georgia
Bristol, Wisconsin	Laramie, Wyoming	Schertz, Texas
Breaux Bridge, Louisiana	Lockhart, Texas	Sealy, Texas
Bossier City-Parish, Louisiana	Loudoun County, Virginia	Shawnee, Oklahoma
Carbondale, Illinois	Magnolia, Texas	Sherman, Texas
Church Point, Louisiana	Manor, Texas	South Padre Island, Texas
College Station, Texas	McAllen, Texas	Stafford, Texas
Cuero, Texas	Miami County, Kansas	St. Mary Parish, Louisiana
Dane County, Wisconsin	Mission, Texas	Tangipahoa Parish, Louisiana
Del Rio, Texas	Missouri City, Texas	Temple, Texas
Door County, Wisconsin	Moscow, Idaho	Town and Country, Missouri
Edinburg, Texas	Monroe County, Florida	Valparaiso, Indiana
El Campo, Texas	Morgan City, Louisiana	Waller, Texas
El Lago, Texas	Nacogdoches, Texas	Walker, Louisiana
Farmington, New Mexico	Nantucket, Massachusetts	Webster, Texas
Flathead County, Montana	Nassau Bay, Texas	Williams, California
Florence, South Carolina	New Braunfels, Texas	Williamson County, Tennessee
Forsyth, Illinois	New Castle County, Delaware	Long Grove, Illinois
Fox Lake, Illinois	Olathe, Kansas	Zachary, Louisiana
Franklin, Wisconsin	Oswego, Illinois	
Fremont, Nebraska	Paducah/McCracken County, Kentucky	
Fulshear, Texas	Pearland, Texas	
Fulton County, Ohio	Pflugerville, Texas	
Gillette, Wyoming	Pierce Township, Ohio	

Our Plan Implementation Experience

We have assisted communities to develop “first-ever” zoning ordinances and district maps; facilitated public education and outreach efforts; conducted thorough critiques of existing ordinances, standards and development review procedures; provided detailed amendment recommendations as a component of larger planning studies; and written complete land use regulations for numerous jurisdictions across the nation. The following list represents the communities for which the firm’s principals have written land use regulations or performed other related services.

Aberdeen, South Dakota	Grundy County, Illinois	Quakertown Area, Pennsylvania
Altus, Oklahoma	Hillsborough County, Florida	Queen Anne’s County, Maryland
Bainbridge Township, Ohio	Hitchcock, Texas	Redmond, Washington
Baytown, Texas	Houston, Texas	Riverwoods, Illinois
Beaufort County, South Carolina	Indian Creek, Illinois	Rosenberg, Texas
Bellaire, Texas	Jacksonville, Florida	Saipan, Northern Mariana Islands
Bossier City-Parish, Louisiana (2)	Jefferson County, West Virginia	Sarasota County, Florida
Brevard County, Florida	Jersey Village, Texas	Savannah and Chatham County, Georgia
Brownsville, Texas	Kerrville, Texas	Seabrook, Texas
Buckingham Township, Pennsylvania	Kootenai County, Idaho	Seguin, Texas
Carbondale, Colorado	Lake County, Illinois	Sellersville Planned Development, PA
Centennial, Colorado	Lake Villa, Illinois	Shenandoah, Texas
Chattahoochee Hill Country, Georgia	Lake Zurich, Illinois	Sioux City, Iowa
Chesterfield, Missouri	Langhorne Borough, Pennsylvania	Sleepy Hollow, Illinois
Chicago, Illinois	League City, Texas	Slidell, Louisiana
Cincinnati, Ohio	Lindenhurst, Illinois	Springfield Township, Pennsylvania
Clovis, New Mexico	Machesney Park, Illinois	Stafford, Texas
College Station, Texas	Magnolia, Texas	St. Mary Parish, Louisiana
Crystal Lake, Illinois	McAllen, Texas	Sugar Land, Texas
Cuero, Texas	Middletown Township, Pennsylvania	Tangipahoa Parish, Louisiana
DCA/DNR, Florida	Milwaukee, Wisconsin	Topeka-Shawnee County, Kansas
Davie, Florida	Monroe County, Florida	Town and Country, Missouri
Dickinson, Texas	Morgan City, Louisiana	Tullytown Borough, Pennsylvania
Durango, Colorado	Nassau Bay, Texas	Upper Southampton Township, PA
Edinburg, Texas	New Britain Township, Pennsylvania	Valparaiso, Indiana
El Campo, Texas	New Castle County, Delaware	West University Place, Texas
El Lago, Texas	Oakland, Iowa	Wharton, Texas
Farmington, New Mexico	Olathe, Kansas	Williams, California
Flagstaff, Arizona	Oswego, Illinois	Williamson County, Tennessee
Florence, South Carolina	Paola, Kansas	Zachary, Louisiana
Franklin, Tennessee	Penndel Borough, Pennsylvania	
Frederick County, Maryland	Pennridge Area, Pennsylvania	
Fremont, Nebraska	Perkasie Borough, Pennsylvania	
Galveston, Texas	Perkasie Planned Development, PA	
Georgetown, Texas	Pflugerville, Texas	
Granville County, North Carolina	Pinelands Commission, New Jersey	
Greensboro, North Carolina	Pleasanton, Texas	
Highlands Commission, New Jersey	Polk County, Iowa	
Groton, Connecticut	Ponca City, Oklahoma	

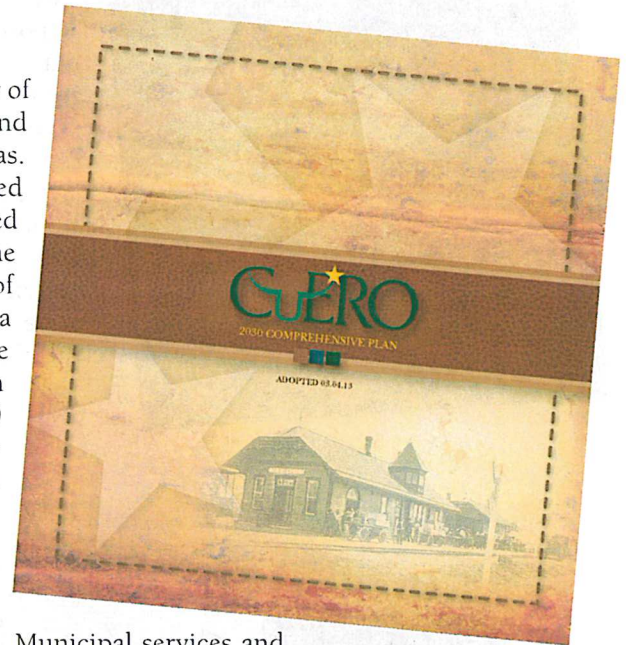


KKC's Sample Products

The following sample projects have been attached to this proposal to exemplify the kinds of products Kendig Keast Collaborative can develop for communities to help them deal with the challenges resulting from rapid growth and change.

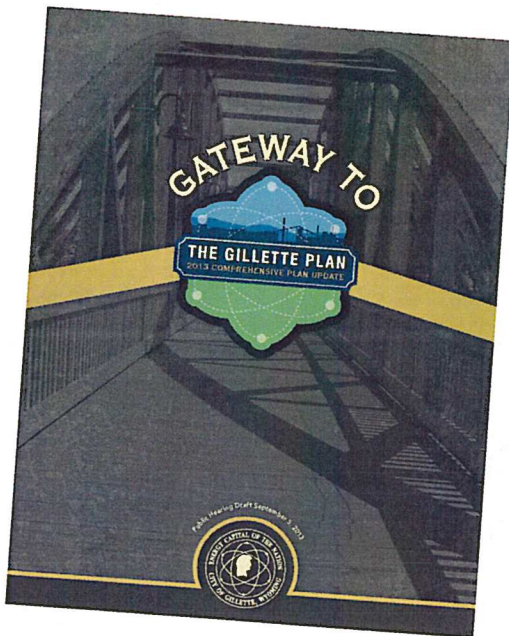
Cuero Comprehensive Plan

The City of Cuero is a community of approximately 11,000 persons, and is located in south central Texas. Until recently, Cuero has remained a quaint, rural community steeped in the charm of a bygone era. The city now finds itself on the edge of the Eagle Ford Shale formation, a major oil and natural gas reserve with a production horizon projected to exceed 30 to 40 years. As a result, the community has experienced rapid growth and change. The City's hotels and motels are perpetually full. RV parks and man camps have sprouted up around the city's extraterritorial jurisdiction. Municipal services and utilities infrastructure are overwhelmed. City and county roads are buckling under the weight of significant truck and heavy equipment traffic. Amidst this commotion the City leaders decided that they must pause and develop a plan to guide and direct the nature of growth and development. The Cuero Comprehensive Plan was developed to respond to these serious challenges and provides a roadmap with which to accommodate growth while maintaining community character. Following the development of the Comprehensive Plan, special area plans were developed for Cuero's Downtown Historic District, the Esplanade Street corridor and for a 150 acre regional park.



Tangipahoa Parish Comprehensive Plan

In the wake of Hurricane Katrina, thousands of people were rendered homeless along the Mississippi and Louisiana Gulf coast. Virtually overnight, Tangipahoa Parish became the recipient of a massive outmigration of people from New Orleans and elsewhere. As municipal services and infrastructure reached capacity Parish leaders quickly realized that a comprehensive planning program was needed to direct how Tangipahoa Parish was going to maintain its quality of life amidst rapid population and economic growth. In light of what seemed to be a very uncertain future, the Comprehensive Plan provided a path forward for Tangipahoa Parish leaders to follow in managing growth.



Gillette Summary Plan Document

Another community experiencing rapid growth and change is the City of Gillette, Wyoming. According to the 2013 Micropolitan Statistical Annual Report by Policom, Gillette ranked 12th out of 576 communities for economic growth. As a result, KKC was hired to develop Gillette's Comprehensive Plan. The attached summary document was developed as a compendium to summarize important statistical information, key plan elements and the recommended strategies, tools and techniques that can be employed to manage growth and change without compromising character.

Reputation and Experience

The firm's practice has garnered a reputation for providing its clients with highly customized plans and implementing ordinances, as well as innovative yet viable approaches for solving complex community issues.

Testimonials

"You did a great job. You especially handled the various perspectives with a whole lot of skill. You've obviously done this before. I would look forward to working with you all any time."

-Bernie Satterwhite, City Manager, City of Bellaire, TX

"... a fantastic job of making sense of the information and answering questions!"

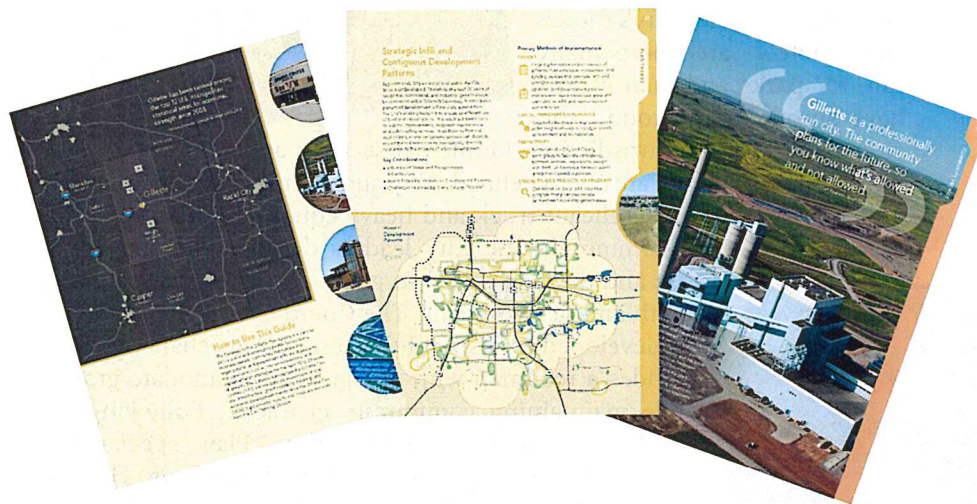
-Keith Gardner, Councilmember, Centennial, CO

"It is most apparent that the KKC consulting team is solid from top to bottom and their base of knowledge on the planning process is without question."

-Chris Henderson, Development Services Manager, Ponca City, OK

"... brilliance, imagination, skill and deep experience ... a crackerjack consultant..."

-Kathy Williams, Assistant City Editor, The Herald Democrat, Sherman, TX



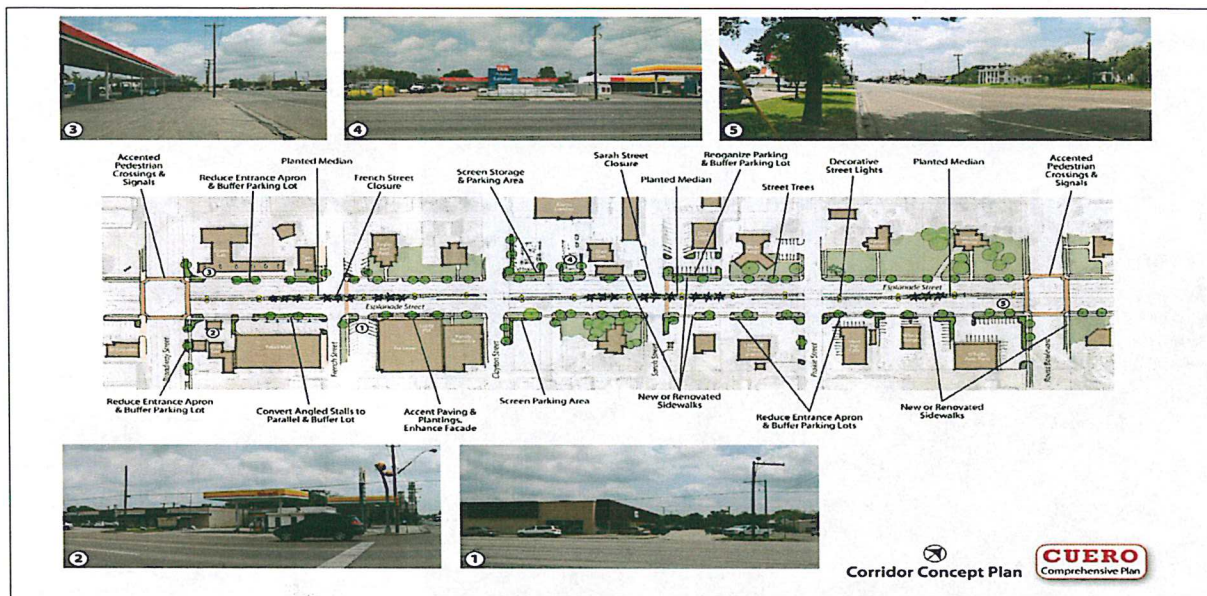
Above are sample pages within the summary plan document.

KKC's Similar Projects and References

The following projects and corresponding reference information depicts the array of Comprehensive Planning efforts that Kendig Keast Collaborative has developed for communities similar to McComb City.



KENDIG KEAST
COLLABORATIVE



REFERENCE

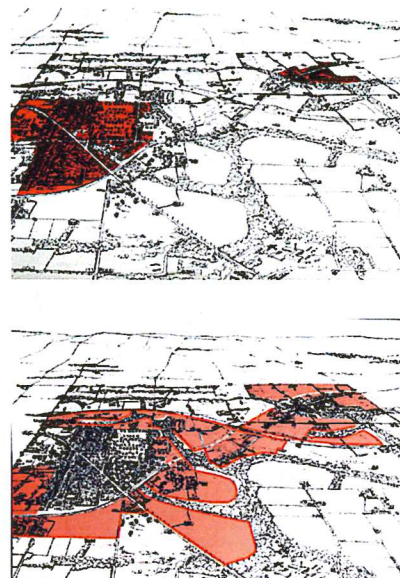
Mr. John C Washburn
 Assistant City Manager/
 Finance Director
 212 E. Main Street
 Cuero, Texas 77954
 Phone: 361.275.3476
 Email: jwashburn@
 cityofcuero.com

BUDGET
 \$150,000

Comprehensive Plan Cuero, Texas

The City of Cuero hired Kendig Keast Collaborative (KKC) to assist in the preparation of an updated Comprehensive Plan and a new Downtown Plan, to guide the long-range growth, development, and enhancement of the community. Located in the midst of the Eagle Ford Shale formation, the City is poised for rapid growth, though there are both positive and negative implications relative to employment, traffic, housing, and infrastructure.. It is these contradicting implications of growth that prompted Cuero to undertake this planning effort, one that allowed them to proactively set their community vision for the future.

What set this planning process apart, however, was the strong community support and commitment to implement the proposed actionable recommendations. Before either plan was complete, the City had already proceeded with implementing many of the recommendations, including getting the Texas Department of Transportation (TxDOT) to help fund and construct pedestrian streetscape improvements along a five-block area through downtown, relocating the farmers market, expanding the library downtown, dedicating first-ever funding for sidewalk and other pedestrian improvements, consolidating outdated ordinances into a unified development code, and re-envisioning the future of the City's largest community park. Together, the Comprehensive Plan and Downtown Plan policy documents, and the City's commitment to implementation, illustrate what a well-thought out planning program can do to improve any jurisdiction's long-term future.



Comprehensive Plan

Tangipahoa Parish, Louisiana

Kendig Keast Collaborative developed a first-ever Comprehensive Plan for Tangipahoa Parish, Louisiana. The Parish is an 803 square mile area centered along a rail corridor, located on the north shore of Lake Ponchartrain. Traditionally a slow growing, predominately rural setting where agriculture and forestry industries dominate the landscape, the Parish experienced a sudden influx of 7,000 to 10,000 people in the aftermath of Hurricane Katrina. Recently, “ex-urban” residential subdivisions have been proliferating at an unprecedented rate in the unincorporated Parish, changing its character and the quality of life for the long-time residents, not to mention overburdening infrastructure that was already outmoded before the new development came. Tangipahoa Parish is confronted with considerable challenges in preserving its heritage, managing its character, upgrading and maintaining its infrastructure, creating good jobs and sustaining a sound tax base, and overcoming its housing constraints in the coming years. The Parish is literally and figuratively at a crossroads and, in undertaking this comprehensive planning effort, is proactively choosing its future.

The Comprehensive Plan process is heavily citizen-based, with no less than 20 meetings (seven small group, six “citizens’ congress,” and seven steering committee) scheduled during the planning process; a web site for posting planning documents and receiving feedback; and extensive public outreach. It expresses a shared, consensus-based vision for the diverse Parish; provides specific recommendations for upgrading Parish infrastructure and coordinating new development with infrastructure upgrades; sets out a future land use plan; provides recommendations for calibrating housing development to the needs of Parish residents; establishes a coordinated thoroughfare plan; provides strategies for protecting natural resources; provides programs for economic development that build on the strengths of the Parish; and provides prioritized implementation measures. The Plan was adopted in 2008 with a broad base of support.

REFERENCES

Mr. Gordon Burgess,
Parish President
P.O. Box 215
Amite, Louisiana 70422
Phone: 985.748.3211
Email: parishpres.tangipahoa.org

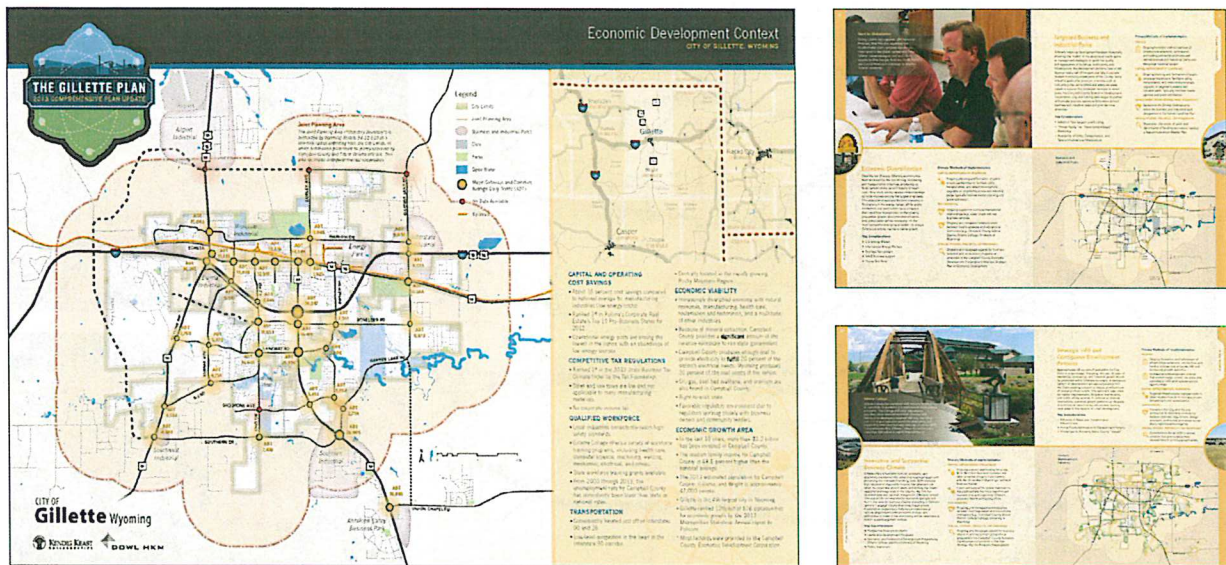
Mr. Bobby Cortez,
Parish Commissioner
Phone: 985.542.1581
Email: bobbyc1@charter.net

BUDGET
\$217,300

Awarded
Outstanding Plan -
Parish Plan
LA APA (2011)



KENDIG KEAST
COLLABORATIVE



Reference

Michael Surface, AICP

Senior Planner

City of Gillette

201 East 5th Street

P.O. Box 3003

Gillette, Wyoming 82717

Phone: 307-686-5283

Email: michaels@gillettewy.gov

BUDGET

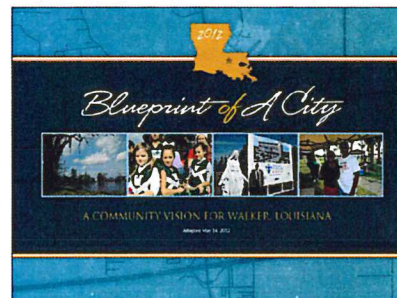
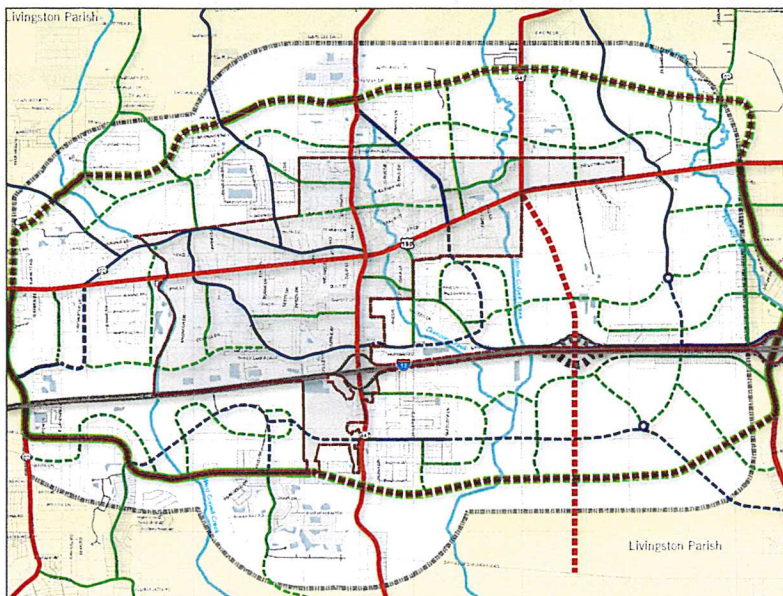
\$147,700

Comprehensive Plan Update Gillette, Wyoming

The City of Gillette hired Kendig Keast Collaborative to update its comprehensive plan in the aftermath of rapid population growth and economic fluctuations. Community leaders asked, "How can Gillette protect itself from the boom-and-bust volatility associated with a mineral-based economy?" Between 2000 and 2010, the City averaged four percent annual growth, increasing from 19,646 to 29,087 residents. This unprecedented pace was associated with Gillette's success in the domestic and global energy markets. Located in the heart of the Powder River Basin, Gillette and Campbell County produced enough coal to fulfill 20 percent of the nation's electricity needs. Plus, many of these natural resources and mining supplies were exported to Asia, Europe, Australia, South America, and Central America.

As a genuine "update," this planning process focused on Gillette's most salient issues rather than overhauling the original, seven-year-old comprehensive plan. In the previous 10 years, the community had invested more than \$3.2 billion in public and private infrastructure projects. These investments included \$1.35 billion in a state-of-the-art power plant, \$120 million in college and hospital expansion projects, and roughly \$200 million (once completed) in the area's most ambitious City-County-State partnership to build a regional water pipeline, among many others. The plan coalesced these efforts into a unified vision, strategically aligning and prioritizing community policies, projects, and programs to help ensure high-quality and fiscally responsible outcomes.

The City's and County's comprehensive plans were updated on parallel timelines, naturally cultivating a spirit of cooperation. This effort materialized into the City and County's first-ever joint future land use map, a common intergovernmental chapter adopted in both plans, and a joint meeting of the City's and County's plan advisory committees.



Sustainability Master Plan

Walker, Louisiana

Kendig Keast Collaborative (KKC) was selected to develop Walker's, first ever Sustainability Master Plan. Walker is located east of Baton Rouge on Interstate 12. The project was funded by the Louisiana Disaster Recovery Community Development Block Grant (CDBG) Program for the purpose of pursuing resiliency and sustainability in the community's long range plan.

In developing the master plan, KKC provided guidance and standards on environmental preservation, land conservation, resource protection, and energy efficiency. The plan incorporates Smart Growth values and abides by the principles and practices of the U.S. Mayors Climate Protection Agreement. All policies, strategies, and recommended projects and initiatives in the plan work to support the community's vision for developing quality, enduring neighborhoods, providing adequate facilities and services, and fortifying the local economy by targeting businesses that leverage the workforce and region.

Public input was an integral part of the master plan process including a series of small group charrettes and a town hall forum to gather ideas from residents, business and property owners, in addition to the input from the staff, advisory committee, and town council. The master plan provides an in-depth analysis of the implications of demographic trends and projections on future growth as well as a 10-year future land use plan and thoroughfare plan that accounts for the preservation of environmental resources. Checklists for infrastructure site and building development review are included to ensure implementation of the master plan's goal of responsible development practices.

REFERENCES

Former Mayor Bobby Font
Email: bobby.font@walker-la.gov

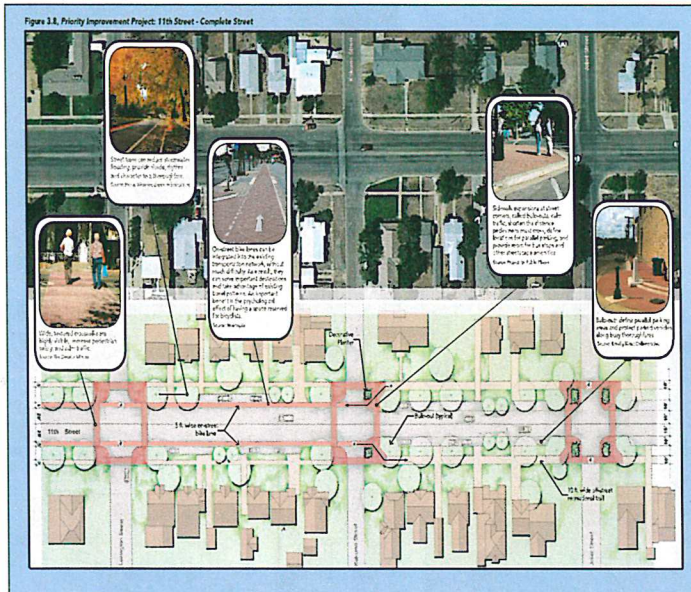
Mr. Fred Raiford
Chief of Operations
Town of Walker
10136 Florida Boulevard
P.O. Box 217
Walker, Louisiana 70785
Phone: 225.665.4356
Email: fred.raiford@walker-la.gov

BUDGET

\$87,000



KENDIG KEAST
COLLABORATIVE



REFERENCE

Mr. Jeffrey Snyder
Assistant City Manager
City of Plainview
901 Broadway
Plainview, Texas 79072
Phone: 806.296.1129
Email: jsnyder@
ci.plainview.tx.us

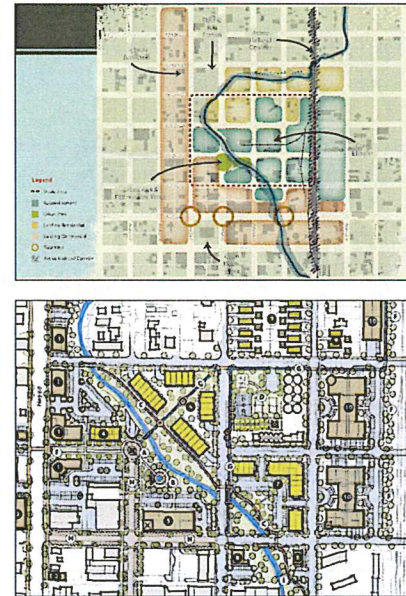
BUDGET
\$125,550

Comprehensive Plan Plainview, Texas

The City of Plainview, Texas hired Kendig Keast Collaborative to update their Comprehensive Plan for guiding long-range development and community enhancements. Located in a relatively rural Panhandle community, Plainview faces some unique challenges related to their changing demographics, existing neighborhoods, and local natural resources. The Comprehensive Plan provided a long-range growth plan for helping the City maintain current amenities and services, while encouraging infill development and redevelopment. The plan proposed several land use, annexation, growth management, and implementation strategies for preserving Plainview's existing character and unique natural landscapes while enhancing quality of life for residents.

The year-long plan development process raised several issues - specifically, how rural cities handle changing economies and demographics; how local resources can be highlighted and enhanced to become destinations; and how innovative financing techniques and applications, including tax increment financing, public involvement districts, economic development agreements and municipal management districts. Ground-level Priority Improvement Projects were identified and conceptualized to illustrate how broad-based planning concepts can be applied to specific areas within the City. Other key elements (e.g., mobility, housing, and parks and recreation) were framed from the perspective of growth and infrastructure capacity to ensure the City had the implementation tools necessary to encourage and facilitate future public investment and services.

The issues and challenges faced in Plainview are not uncommon with cities throughout Texas and elsewhere in the lower Midwest. The Comprehensive Plan's recommendations are completely transferable, irrespective of a city's size - meaning that the implementation strategies that were developed by public participation throughout the planning process, can be easily applied in any jurisdiction.



North Downtown Plan

Bay City, Texas

Kendig Keast Collaborative (KKC) partnered with the Houston-Galveston Area Council (H-GAC) and the Bay City Community Development Corporation to form a North Downtown Plan, which will offer strategic planning, urban design, and economic development strategies for transforming a 12-block study area into a high-quality, mixed-use housing district. The findings of this ongoing study will be tailored to meet local needs, while offering transferable recommendations and region-wide tools in the areas of transportation, housing, economic development, healthy communities, and the environment.

KKC's strategic approach will be supported by market research to ensure each recommendation is economically feasible and responsive to future population and employment growth. This includes an assessment of the scale and type of new residential, retail, and office uses, which will inform the character of proposed design concepts and help to stimulate interest of prospective investors. A physical conditions inventory will be used to assess the study area's opportunities and constraints and identify how to capitalize on natural and man-made assets like the existing creek and railroad. This research will be combined with stakeholder ideas generated at hands-on community workshops, such as a Lego building block exercise, to develop a master plan and related illustrations that give physical form to the community's vision and identify capital investments in near-, mid-, and long-term development phases. Once the planning and design concepts are refined and receive community-wide support, KKC staff will provide implementation guidance to explore financial, regulatory, and economic development mechanisms for increasing the City's financial and staffing capacity.

REFERENCE

Cheryl Mergo,
Project Administrator
Sustainable Development
Program Manager
Houston-Galveston Area Council
3555 Timmons, Suite 120
Houston, Texas 77027
Phone: 713.993.4520
Email: cheryl.mergo@h-gac.com

BUDGET

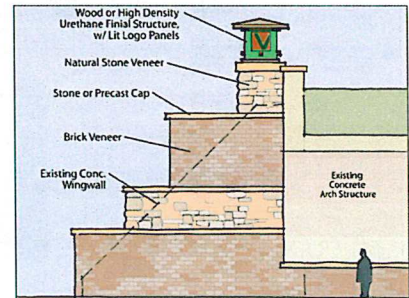
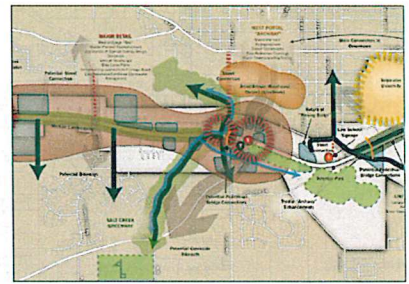
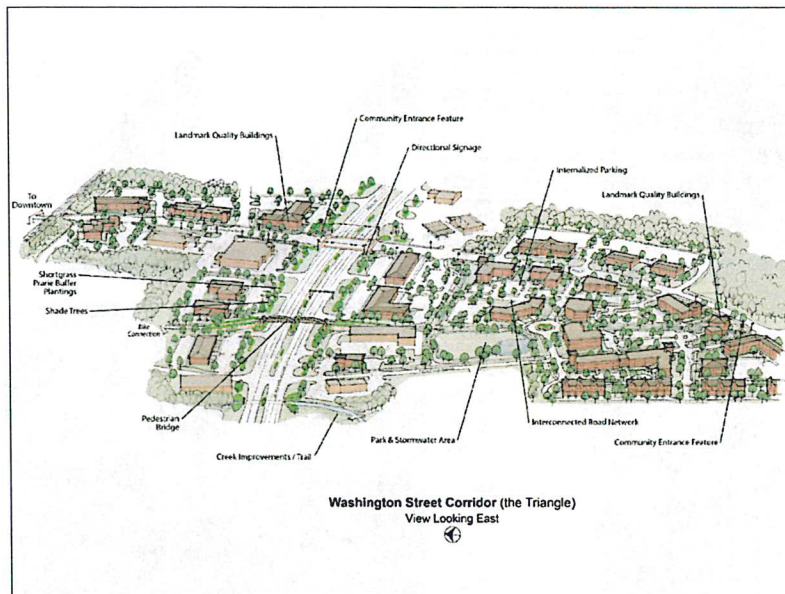
\$100,000

“Many of the plans I see have no foundation in what is possible and appropriate. However, this project is masterful in balancing the existing elements with what is elegantly possible. Small scale doesn't mean small ideas. I fully expect implementation, so when I visit in ten years. My hat is off to the team that produced this work.”

Don Oefke
Designer



KENDIG KEAST
COLLABORATIVE



REFERENCE

Mr. Bill Oeding,
City Administrator
166 Lincolnway
Valparaiso, Indiana 46383
Phone: 219.462.1161
Email: boeding@valpo.us

BUDGET

\$65,000

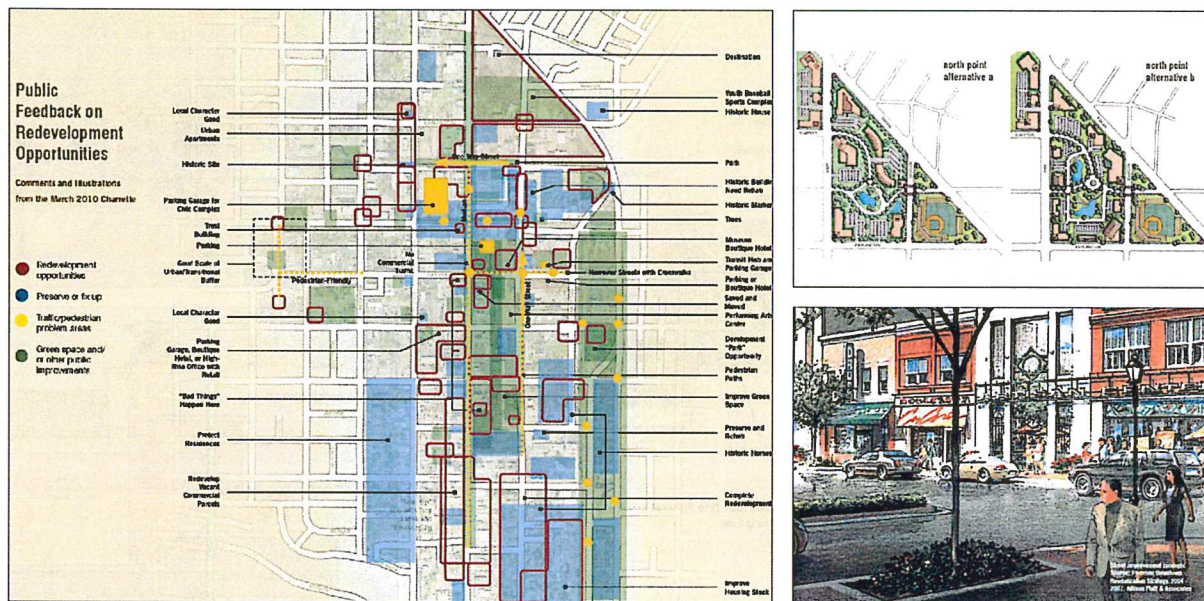
U.S. 30 Corridor Study Valparaiso, Indiana

The U.S. 30 Corridor Plan defines a strategic vision for improving the function, appearance, and economic potential of a 4.5-mile highway segment that passes through the City of Valparaiso, a mid-size Indiana community located 50 miles southwest of Downtown Chicago. The planning process culminated in an illustrative design and policy document that set forth strategic recommendations for public and private investment activity. It also functioned as marketing collateral, helping to garner \$20 million in streetscape and transportation improvements for a local Federal-aid project through INDOT. The City had previously retained Kendig Keast Collaborative (KKC) to comprehensively redraft its land development regulations into a single Unified Development Ordinance (UDO), and to update its Comprehensive Plan.

One of the project's challenges was to reconcile the corridor's multiple and sometimes competing functions: to move high volumes of through-traffic as well as local traffic; provide access to property; carry important public infrastructure; connect several of the city's activity centers, and serve as the City's main "face" to the region. The plan shows how the corridor should redevelop in the event of major changes in market conditions or property ownership, while also making recommendations for proactive, targeted infrastructure improvements and redevelopment opportunities. The plan concluded with an implementation strategy, which presented a number of tools at the City's disposal: zoning and special design standards; developer incentives; annexation policies; as well as direct public investment in infrastructure, landscaping and possible participation in privately led real estate development.

"INDOT chose to invest a portion of its capital project funds in Valparaiso's U.S. 30 improvements based on the quality of Valparaiso's planning and the commitment the city has demonstrated through its redevelopment commission."

- Bob Zier, INDOT Chief of Staff



Downtown Master Plan

Florence, South Carolina

In 2010, Kendig Keast Collaborative, working with the City of Florence and the Florence Downtown Development Corporation (FDDC), performed a thorough update to the City's Downtown Master Plan. The plan showcased several new opportunities for Downtown Florence including a new urban business park and professional office complex, along with a new "cultural campus" tying together several Downtown cultural institutions. The plan also put forth several recommendations for major public improvements including, among others, major streetscaping, a mixed-use transit center, and a transit loop connecting Downtown to a neighboring medical complex.

The plan included a strategic implementation framework concentrating on new urban housing development; the expansion of Downtown-area jobs; the stabilization/rehabilitation the city's Downtown Historic District; the introduction of public space; the opportunistic expansion of the City's first ever tax increment finance district; and the leveraging of several new catalytic investments made by the city's main philanthropic organization. The plan also included numerous detailed recommendations for public funding strategies, public-private-nonprofit partnerships, and economic development/redevelopment incentive packages and potential deal structures. Finally, the plan offered several recommendations on how the FDDC could attain a higher level of operational effectiveness and financial self-sufficiency through important changes to its business plan and board structure.

REFERENCE

Mr. Phillip Lookadoo, AICP
Urban Planning and
Development Manager
City of Florence
180 North Irby Street AA
Florence, South Carolina 29501
Phone: 843.665.2047
Email: plookadoo@
cityofflorence.com

BUDGET
\$25,800



KENDIG KEAST
COLLABORATIVE

Experience in McComb City

Neel-Schaffer, Inc. has been working closely with the counties and communities in Southwest Mississippi to respond to the growth pressures resulting from the development of the Tuscaloosa Marine Shale (TMS). By visiting areas in North Dakota and Texas that have already experienced the results of the development of similar oil finds in the form of roads reduced to gravel and rubble, housing shortages, lack of capacity in the water and wastewater systems, and the loss of municipal employees, we have developed a deeper understanding on what the City of McComb City will soon be faced with. Through our offices in Texas, we have been assisting communities as they plan for and deal with the impacts on their infrastructure and community services resulting from the explosion of residents and opportunities that have followed the development of the Eagle Ford Shale and the Permian Basin.

As a conscientious corporate citizen of the City of McComb City for over 16 years, Neel-Schaffer, Inc. has a vested interest in continuing to serve the City as we prepare together for the impacts that have been experienced at all other similar oil developments. Our long history and extensive experience with the City's infrastructure and Public Works Department, as well as the Planning and Parks and Recreation Departments, will be invaluable to the City as this Comprehensive Plan is developed.

Neel-Schaffer's Related Experience

The following project descriptions exemplify the kinds of work Neel-Schaffer specializes in for communities to help them meet their needs in accommodating growth and change.

Utilities Infrastructure Analysis and Planning

City of Jackson Water Distribution Master Plan

This project was the first task competed in the Water Master Plan update for the City of Jackson (COJ) Mississippi. This project involved developing a complete AutoCad file of the COJ water distribution system, analyzing records of water system breaks and repairs, developing a condition assessment of elevated storage, reviewing water treatment process to determine water pipeline and impacts and developing recommendations for proceeding with upgrades to its water distribution program.

The distribution master plan was the first project authorized under the contract, due to the extensive breaks in the system after the 2010 Ice Storm and ongoing maintenance issues. The report developed a detailed 20 year plan recommending specific projects with a focus on water quality improvement and reducing on-going calls for maintenance due to leaks and breaks. The water treatment process evaluation also identified potential water stability issues that are degrading pipe structures and water quality to the customers.

The next phase of the contract will involve assisting the City in creating an updated hydraulic model of the system and integrating it into a GIS database. Additional work will include specific plans for planning future modifications and upgrades the two surface water treatment facilities.

Recreation Planning

City of Magnolia Multi-Purpose Recreational Trails

Neel-Schaffer has been instrumental in assisting the City of Magnolia and the Pike County Board of Supervisors with Grant Applications for Multi-purpose Recreational Trails. The City of Magnolia has been successfully granted two projects through Mississippi Wildlife Fisheries and Parks to design and construct the Reid Memorial Park multi-purpose trail. The Pike County Board of Supervisors has recently received an award through the Transportation Alternatives Program administered with MDOT. These Multi-purpose Recreational Trails provide opportunities for area schools, garden clubs and citizens of Pike County to promote healthy lifestyle practices, through walking and biking activities.

Capital Improvements Planning

City of Jackson Capital Improvement Plan

As a result of the recommendations of the Water Distribution Plan, a 20 year capital improvement plan was developed for the water system. Besides the water distribution improvements proposed, completion of the City of Jackson's major transmission system, elevated storage and water treatment facilities projects were proposed and prioritized. This Capital Improvement Plan was presented to the public as part of the justification of the sales tax passage in 2014.

Hazard Mitigation / PR Involvement / Grant Assistance

An element that Neel-Schaffer brings to the city of McComb to strengthen their comprehensive plan is to add a layer of hazard mitigation strategies into the plan. FEMA and MEMA are looking for communities to proactively integrate hazard mitigation planning into comprehensive plans to assure that hazards prone to the area and their impacts are identified and addresses when applicable. We have in-depth knowledge of the hazard mitigation unified assistance program and can potentially identify future projects and/or needs that could be funded through HMGP.

We have also worked with various stakeholder groups within the city and county to capture input and needs for planning initiatives that benefit not only this planning area but the surrounding communities. Many of the same participants should be included in the development of this comprehensive plan update so their comfort level in seeing familiar faces in these brainstorming sessions will benefit the discussions that will take place. Initiatives include Scenic Rivers Development District and the Southwest Mississippi Community College Master Plan. Our staff members also have personal and professional relationships with officials and leaders within the planning area that will also lend to the comfort level of engaging stakeholder groups.

Public Facilities Planning

Neel-Schaffer has extensive experience preparing Facilities Plans for utilities and municipalities across the great state of Mississippi. These plans are a requirement and integral part of the state revolving loan fund programs for both water and wastewater infrastructure. The programs and agencies associated are noted below:

- ◆ DWSIRLF – The Mississippi State Department of Health (MSDH) oversees the Drinking Water System Improvements Revolving Loan Fund (DWSIRLF) program. This program offers low interest loans to service providers in order to maintain and enhance the provision of safe drinking water to all Mississippians.
- ◆ WPCRLF – The Mississippi Department of Environmental Quality (MDEQ) oversees the Water Pollution Control Revolving Loan Fund (WPCRLF) program. This program offers low interest loans to service providers in order to maintain and enhance the collection, transmission and treatment of wastewater for all Mississippians.

References

Pike County Board of Supervisors

Mr. Chuck Lambert, President
Magnolia, MS
Phone: 601.249.6407

Mr. Andrew Alford, County Administrator
Magnolia, MS
Phone: 601.783.5289

City of Magnolia

Ms. Melissa Thornhill, City Clerk
Magnolia, MS
Phone: 601.783.5211

City of Biloxi

Mr. A.J. Holloway, Mayor
Biloxi, MS
Phone: 228.435.6254

Southwest Mississippi Community College

D. Steve Bishop, President
Summit, MS
Phone: 601.276.3701



KENDIG KEAST
COLLABORATIVE

The Town of Summit enjoys an excellent working relationship with Neel-Schaffer, Inc. Their professional staff is responsive to our needs, responsible stewards of our resources, and truly have the best interest of all Summit residents at heart."

Mayor Percy Robinson
Town of Summit, MS

"The staff at Neel-Schaffer is personable and professional. The depth of knowledge and experience of this local firm is truly an asset to Pike County and Southwest Mississippi. As a local firm, Neel-Schaffer is diligent in their role as a part of the community. They listen, they provide solutions and they deliver timely responses to our needs."

Tazwell Bowsky
District 1 Supervisor
Pike County, MS

"Neel-Schaffer is more than an engineering and planning firm. They provide valuable insight to improving quality of life and sustainable solutions to meet the growing needs throughout Southwest Mississippi."

Richard Coghlan
Director, Pike County Emergency
Management

Key components of the Water System Facilities Plans include:

Data Collection, Review and Analysis

- ◆ Delineation of Planning Area
- ◆ Data Collection
- ◆ Existing Conditions and Projections
- ◆ Existing Facilities Evaluation

Preliminary Project Development

- ◆ Proposed Storage and Transmission System
- ◆ Design Water Characteristics
- ◆ Treatment Alternatives and Potential Sites

Detailed Evaluation of Selected Alternative

- ◆ Selected Process and Site
- ◆ Project Financing
- ◆ Legal and Other Considerations
- ◆ Implementation Sequence and Schedule

Key components of the Wastewater System Facilities Plans include:

Date Collection, Review and Analysis

- ◆ Delineation of Planning Area
- ◆ Data Collection
- ◆ Existing Conditions and Projections
- ◆ Existing Facilities Evaluation
- ◆ Preliminary Project Development
- ◆ Proposed Collection/Transmission System
- ◆ Design Wastewater Characteristics
- ◆ Receiving Stream Considerations
- ◆ Treatment Plant Site Requirements
- ◆ Alternative Processes and Sites

Detailed Evaluation of Selected Alternative

- ◆ Selected Process and Site
- ◆ Project Financing
- ◆ Legal and Other Considerations
- ◆ Implementation Sequence and Schedule

Neel-Schaffer clients who have benefited from these services include, but are not limited to:

- ◆ City of Jackson, MS
- ◆ City of McComb, MS
- ◆ City of Madison, MS
- ◆ City of Magnolia, MS
- ◆ Town of Summit, MS
- ◆ Southwest MS Community College

Water and Sewer System Security

As a result of the unprecedented attack on the United States of America on September 11, 2001, Congress enacted the Public Health Security and Bioterrorism Preparedness and Response Act of 2002. In order to adequately serve our clientele, Neel-Schaffer decided to have an employee trained and certified in the Risk Assessment Methodology for Water (RAM-WTM). With this certification Neel-Schaffer has been able to assist multiple clients with their vulnerability assessments and infrastructure protection needs.

The purpose of these assessments is to assist service providers in evaluating susceptibility to potential threats and identify corrective actions that can reduce or mitigate the risk of serious consequences from adversarial actions (e.g., vandalism, insider sabotage, terrorist attack, etc.). Such an assessment takes into account the vulnerability of the water supply (both ground and surface water), transmission, treatment, and distribution systems. It also considers risks posed to the surrounding community related to attacks on the water system. These assessments serve as a guide to the service providers by documenting a prioritized plan for security upgrades, modifications of operational procedures, and/or policy changes to mitigate the risks and vulnerabilities to their critical assets. The assessment provides a framework for developing risk reduction options and associated costs implications, and is "performance-based," meaning it evaluates the risk to the water system based on the effectiveness of existing and planned measures to counteract adversarial actions. Due to the sensitive nature of this work, specific details are reserved. However, recommended upgrades include the following categories:

1. **Mitigated Risk:** Items which mitigate the severity of consequences.
2. **Operational Upgrades:** Capital items strictly related to operations.
3. **Security Upgrades:** Capital items strictly related to improvement of security.
4. **Procedural Upgrades:** Primarily non capital items related to policy and procedure.

Stormwater Management

City of Jackson Stormwater Management Program

Neel-Schaffer, Inc. was selected by the City of Jackson in 1991 to provide professional engineering services in connection with the preparation of the National Pollutant Discharge Elimination System (NPDES) permit application for storm water. The requirement for this permit application process was a direct result of the Water Quality Act of 1987, in which the United States Congress directed EPA to develop a risk-based, phased approach to control storm water discharges under the NPDES program. Phase I of the Storm Water Management Program, authorized by the final rule issued on November 16, 1990, combined regulations and other activities to take the first comprehensive steps in addressing water quality problems caused by storm water discharges. After completion of the permit application in May 1993, and subsequent issuance of a permit on September 26, 1995, Neel-Schaffer, Inc. further assisted the City of Jackson by overseeing their annual permit compliance efforts (1996 to 2000).



"Neel-Schaffer has helped, and continues to help the City of Magnolia with various projects. They are an experienced, hands-on, excellent group of professionals. The City of Magnolia highly recommends Neel-Schaffer."

Melissa Thornhill
City Clerk
City of Magnolia, MS

"The City of McComb/ Department of Recreation has relied on the professional service and support of Neel-Schaffer for many years. The working relationship with their firm has far exceeded our expectations. We have worked on numerous projects from walking trails to park renovations to ball fields and have always been tremendously pleased with the results. Their dependability has made our lives easy."

Tazwell Bowsky
District 1 Supervisor
Pike County, MS



KENDIG KEAST
COLLABORATIVE